

The Chocolate Factory

Proposed Adaptive Reuse
150 Oakland Street
Mansfield, Massachusetts



Presented By:

THE CHOCOLATE FACTORY

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Presented to:

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Mr. Ronald A. Sellon, Chief of Police

Mansfield Fire Department

Mr. Neal A. Boldrighini, Fire Chief

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Ms. Gale I. Farrugia, Director

I. History of the Lowney Chocolate Factory

The Lowney Chocolate Factory, located in Mansfield, Bristol County, Massachusetts—being sold by the Archer Daniels Midland Company (ADM)—has been making chocolate and chocolate-based products since 1903, when chocolate manufacturer Walter Lowney moved the Lowney Chocolate Company from Boston to Mansfield, Massachusetts.



The Lowney Chocolate Company, Mansfield, MA (c.1903)

Lowney Chocolates passed through a series of owners and in 1997 was bought by ADM Cocoa, a division of agribusiness giant Archer Daniels Midland Co. Today, ADM Cocoa is among the world’s largest cocoa and chocolate manufacturers and grinds about 15 percent of the world’s cocoa crops.

The Archer Daniels Midland Company (ADM) produces fine chocolates in Belgium, Germany, England, Canada and the United States, including, until 2009, Mansfield, Massachusetts.

Lowney was attracted to Mansfield by inexpensive (compared to Boston) available land and proximity to the railroad. Mr. Lowney became a legendary local commercial and civic figure in Mansfield, donating land to worthy use, underwriting Mansfield’s water and sewer system and building the Tavern Hotel—a popular resort and business hotel and restaurant of the early twentieth century.

II. Development Approval and Fiscal Impact

The Chocolate Factory LLC (the “Developer”) is seeking Mansfield Town Meeting approval to apply the Town’s proposed Zoning By-Law amendment, “Section 3.7.3, Adaptive Reuse of Historic Structures” to 150 Oakland Street (a/k/a the ADM Cocoa Factory), a site containing approximately 240,000 square feet of buildings and 14.2 acres of land.

The Chocolate Factory (the proposal), is located within a mile of the Mansfield Commuter Rail Station and is proposed as 130 market-rate studio, one and two-bedroom ‘loft’ style rental units (except where mandated as ‘affordable’ by the Town of Mansfield), and approximately 35,000 of commercial/industrial space.

The proposed Zoning By-Law, “Adaptive Reuse of Historic Structures”, if adopted by the Town of Mansfield, would allow for “the reuse of vacant or underutilized non-residential buildings in any zoning district for purposes other than those for which they were originally designed and built.”

The Developer seeks to identify the key long-term fiscal factors and findings associated with the proposed Chocolate Factory project (“the Project”) and to provide the Town of Mansfield a clear understanding of the project’s short, medium and long term beneficial financial implications.

As the Developer continues to compile information for the ‘cost-benefit’ analysis of the project, this presentation to the Town of Mansfield Board of Selectmen, the Finance Committee and the School Committee attempts to provide an overview of ‘areas of impact’ fundamental to assessment of fiscal consequences of the development and adaptive reuse 150 Oakland Street:

1. **Public Schools:** for purposes of calculating the fiscal impact of the *net* increase of enrolled students the Chocolate Factory Project would add to the Mansfield Public School System—and the aggregate financial cost of those students to the Town of Mansfield’s education budget—Chocolate Factory LLC will look at a cost of for a range of between twelve to twenty-seven new students (12 – 27).

As noted, The Developer proposes 130 rental units (approximately 115 market-rate and 15 ‘affordable’ units). We assume that some percentage of the two bedroom apartments will include school-aged children. The rental demographic of Abbot Mills in Westford, Massachusetts, for example (<http://abbotmill.com/>), suggests that up to fifty percent (50%) of the two bedroom apartments will potentially have school-aged children. At Abbot Mills, forty percent (40%) of those students *were already enrolled* in the Westford School system (i.e. moved from another Westford location).

Chocolate Factory LLC Proposed Unit Breakdown:

- Five (5) studios
- Seventy (70) one bedroom
- Fifty-five (55) two bedrooms

Specifically, we will calculate the actual dollar fiscal impact of a ‘low’ of twelve students and a ‘high’ of twenty-seven students based on ***required local contribution***, or the cost per student derived from Mansfield-based revenue only (excluding state-based Chapter 70 educational aid).

According to the Massachusetts Department of Education, in Fiscal Year 2013 (FY 2013), the Town of Mansfield expended a total of **\$12,100.79 per pupil** (see below in MDESE “Total Expenditure Per Pupil”)--**\$8229.79 came from Mansfield-based revenue and \$3,871.00 came from Chapter 70 aid.**

- A net increase of twelve (12) students would add **\$98,757.48** to the Mansfield Public School Budget.
- A net increase of twenty-seven (27) students would add **\$222,204.33** to the Mansfield Public School Budget.

Mansfield Public School enrollment ***has declined by 5.8% since FY 2012.***

Massachusetts Department of Elementary and Secondary Education

FIELD

Total Expenditure Per Pupil, All Funds, By Function, FY13

MANSFIELD

319 of 324 districts reporting

In-District FTE Average Membership = 4,439.1
 Out-of-District FTE Average Membership = 193.7
 Total FTE Average Membership = 4,632.8

	general fund appropriations	grants, revolving and other funds	total expenditures all funds	function as percentage of total	expenditure per pupil	state average per pupil
Administration	977,028	195,772	1,172,800	2.09	264.20	482.10
Instructional Leadership	3,510,721	163,273	3,673,994	6.55	827.64	878.51
Classroom and Specialist Teachers	21,318,075	760,139	22,078,214	39.38	4,973.58	5,287.36
Other Teaching Services	3,277,340	1,097,709	4,375,049	7.80	985.57	1,084.86
Professional Development	1,133,416	30,028	1,163,444	2.08	262.09	224.88
Instructional Materials, Equipment and Technology	953,155	43,081	996,236	1.78	224.42	410.28
Guidance, Counseling and Testing	1,598,062	30,142	1,628,204	2.90	366.79	402.53
Pupil Services	3,260,374	1,679,123	4,939,497	8.81	1,112.72	1,296.64
Operations and Maintenance	3,033,557	558,832	3,592,389	6.41	809.26	1,061.04
Insurance, Retirement Programs and Other	8,474,783	20,983	8,495,766	15.15	1,913.85	2,360.06
Expenditures Within The District	47,536,511	4,579,082	52,115,593		11,740	13,488
Expenditures Outside the District	3,185,791	759,135	3,944,926	7.04	20,366.16	21,378.71
TOTAL EXPENDITURES	50,722,302	5,338,217	56,060,519	100.00	12,100.79	13,999.20

Massachusetts Department of Elementary and Secondary Education

Chapter 70 Trends

167 MANSFIELD

167	Foundation			Local Con-			Chapter 70			Actual			Dollars		Percent
	Enrollment	Pct Chg	Budget	Pct Chg	tribution	Aid	Pct Chg	Net School Spending (NSS)	Pct Chg	Net School Spending	Pct Chg	Over/Under Requirement	Over/Under		
167	4,628	3.0	32,268,731	6.6	21,713,570	10,555,161	9.6	32,268,731	6.6	34,757,758	3.4	2,489,027	7.7		
FY06	4,715	1.9	34,070,637	5.6	22,637,801	11,432,836	8.3	34,070,637	5.6	35,821,053	3.1	1,750,416	5.1		
FY07	4,809	2.0	37,066,064	8.8	23,186,796	13,879,268	21.4	37,066,064	8.8	38,039,507	6.2	973,443	2.6		
FY08	4,838	0.6	38,933,172	5.0	23,627,132	15,306,040	10.3	38,933,172	5.0	39,777,317	4.6	844,145	2.2		
FY09	4,841	0.1	41,292,179	6.1	24,028,768	15,447,917	0.9	39,476,685	1.4	40,950,779	3.0	1,474,094	3.7		
FY10	4,862	0.4	43,173,221	4.6	24,399,237	16,918,143	9.5	41,317,380	4.7	41,652,161	1.7	334,781	0.8		
FY11	4,874	0.2	42,531,300	-1.5	24,405,336	17,778,173	5.1	42,183,509	2.1	42,296,065	1.5	112,556	0.3		
FY12	4,800	-1.5	42,752,257	0.5	25,008,185	17,873,614	0.5	42,881,799	1.7	44,152,262	4.4	1,270,463	3.0		
FY13	4,665	-2.8	43,053,921	0.7	25,772,728	18,060,214	1.0	43,832,942	2.2	46,682,335	5.7	2,849,393	6.5		
FY14	4,593	-1.5	43,496,374	1.0	26,613,090	18,175,039	0.6	44,788,129	2.2	48,859,385 *	4.7	4,071,256	9.1		

Dollars Per Foundation Enrollment

Percentage of Foundation

Chapter 70

	Foundation Enrollment		Percentage of Foundation		Chapter 70	
	Budget	Ch 70 Aid	Actual NSS	Ch 70	Required NSS	Actual NSS
FY93	5,320	489	5,251	9.2	98.7	98.7
FY94	5,299	511	5,298	9.6	97.0	100.0
FY95	5,465	708	5,326	13.0	91.0	97.5
FY96	5,597	906	5,391	16.2	92.6	96.3
FY97	5,712	1,149	5,685	20.1	94.5	99.5
FY98	5,917	1,421	5,804	24.0	96.9	98.1
FY99	6,038	1,604	6,127	26.6	99.8	101.5
FY00	6,019	1,772	6,429	29.5	101.4	106.8
FY01	6,231	1,891	6,787	30.3	100.3	108.9
FY02	6,500	2,101	7,117	32.3	101.4	109.5
FY03	6,634	2,194	7,019	33.1	100.0	105.8
FY04	6,739	2,143	7,484	31.8	100.0	111.1
FY05	6,973	2,281	7,510	32.7	100.0	107.7
FY06	7,226	2,425	7,597	33.6	100.0	105.1
FY07	7,708	2,886	7,910	37.4	100.0	102.6
FY08	8,047	3,164	8,222	39.3	100.0	102.2
FY09	8,530	3,191	8,459	37.4	95.6	99.2
FY10	8,880	3,480	8,567	39.2	95.7	96.5
FY11	8,726	3,648	8,678	41.8	99.2	99.4
FY12	8,907	3,724	9,198	41.8	100.3	103.3
FY13	9,229	3,871	10,007	41.9	101.8	108.4
FY14	9,470	3,957	10,638	41.8	103.0	112.3

* Budgeted

2. **General Service Costs (Public Safety):** estimate for the demand for Mansfield Public Safety services, specifically police, fire and ambulance and public safety support departments. We assume an average of two (2) people per dwelling or 260 residents total. At a per capita cost for all Mansfield public safety services of **\$513.74**, we project a total potential cost of **\$133,573** (\$513.75 X 260 residents).

3. **Employment:** estimate for construction jobs during development (general contractor Tocci Building Corporation estimates **200 jobs**); management-related positions once property is in service; estimate for number of jobs created by the lease-up of approximately 35,000 sq. ft. of commercial (possibly industrial) space.

4. **Tax and Fee Revenue:** estimate of property and excise tax revenue produced by the property. Projected property taxes of Project (as stabilized), based on 92% (approximate assessed value), *and derived by the income method of fair market value*, calculated from the relationship of Net Operating Income and a capitalization multiplier. For purpose of calculation of potential property tax we employ a range of capitalization multipliers: 7.5% cap rate; 8.5% cap rate; and a 9.5% cap rate. Applying the Mansfield residential tax rate of **\$14.89** per thousand dollars of assessed value (the lower of the two tax rates—residential and commercial—and a more ‘conservative’ approach to projecting property tax revenue); we project a range of possible property tax revenue from the Chocolate Factory.

Projected over a nine year period:

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
7.50%	\$ 31,272,128	\$ 37,165,721	\$ 38,280,693	\$ 39,429,113	\$ 40,611,987	\$ 41,830,346	\$ 43,085,257	\$ 44,377,815	\$ 45,709,149	
Property Tax/Income	\$ 465,642	\$ 553,398	\$ 570,000	\$ 587,099	# \$ 604,712	\$ 622,854	\$ 641,539	\$ 660,786	\$ 680,609	
8.50%	\$ 27,593,054	\$ 37,165,721	\$ 38,280,693	\$ 39,429,113	\$ 40,611,987	\$ 41,830,346	\$ 43,085,257	\$ 44,377,815	\$ 45,709,149	
Property Tax/Income	\$ 410,861	\$ 553,398	\$ 570,000	\$ 587,099	# \$ 604,712	\$ 622,854	\$ 641,539	\$ 660,786	\$ 680,609	
9.50%	\$ 24,688,522	\$ 37,165,721	\$ 38,280,693	\$ 39,429,113	\$ 40,611,987	\$ 41,830,346	\$ 43,085,257	\$ 44,377,815	\$ 45,709,149	
Property Tax/Income	\$ 367,612	\$ 553,398	\$ 570,000	\$ 587,099	# \$ 604,712	\$ 622,854	\$ 641,539	\$ 660,786	\$ 680,609	

5. **(Vehicle) Excise Tax:** based on the net increase of newly registered vehicles in Mansfield by Project residents. Difficult to assess, but for purposes of discussion, we assume one vehicle per unit (130 vehicles), with an average value of \$10,000 per vehicle. While hardly scientific, we think this basis for excise tax calculation provides a general idea of potential excise tax revenue to the Town of Mansfield. In total, we calculate **\$32,500** in vehicle excise tax revenue generated by the proposed project.

6. **Town-based Fees:** After a discussion with the Town Clerk’s Office, it is projected that each ‘household’ might spend—on average--**\$20.00 per year in Mansfield ‘Service Fees’**, including, but not limited to:
 - Marriage licenses
 - Birth, marriages, death certificates
 - Dog licenses
 - Parking, Mansfield Green, & compost licenses
 - Mansfield resident stickers
 - Business certificates
 - Street list books
 - Vital records

Accordingly, we assign \$20.00 per each of the proposed 130 units, or **\$260.00 per year** in total.

7. **Traffic and Parking:** impact of residential and commercial traffic use by the Project as stabilized. Including, for example, impact on commuter rail station parking. The developer has not yet commissioned a formal traffic and parking study for the proposed project, but will provide generalized observations on the possible influence and outcome on traffic and parking issues related to the Project.
8. **Economic Impact:** impact on local economy from the net increase in residential and commercial tenants. While it may be difficult to calculate the precise economic impact on the local (i.e. Mansfield) economy without more exhaustive study, we make available anecdotal causality based on the following per capita expenditure in the local economy of the projected 260 residents of the Chocolate Factory:
 - \$2,000 per year: **\$520,000 into the local economy** (\$38.46 per week).
 - \$4,000 per year: **\$1,040,000 into the local economy** (\$76.92 per week).
 - \$8,000 per year: **\$2,080,000 into the local economy** (\$153.85 per week).
9. **Electric Utility Use:** when stabilized, the Chocolate Factory (residential and commercial use) may be one of the Mansfield Municipal Electric Department's larger customers.

III. Summary of Findings

- **The Chocolate Factory will generate an annual revenue stream of approximately a range between \$400,372 to \$498,402 (potential property tax plus excise tax plus estimated town fees at current dollars) at stabilization and have an estimated annual municipal service cost (school and public safety) between of \$232,330 (assuming a net of twelve (12) additional students in the Mansfield Public School System) and \$355,777 (assuming a net of twenty-seven (27) additional students in the Mansfield Public School System) .**
- **The Chocolate Factory will generate a net annual fiscal benefit of between \$44,595 and \$266,072 (current dollars) at stabilization.**
- **The Chocolate Factory will generate approximately \$400,000 in building permit(s) and related fees (at \$15.00 per \$1,000 of hard construction costs). The fees will be paid upon receiving building permits.**
- **The Chocolate Factory residents and commercial tenants will contribute approximately \$1,000,000+ per year to the local Mansfield economy (at approximately \$1,000 per resident and commercial tenant).**
- **The Chocolate Factory project will provide 200 construction jobs during the approximate 14 months of development. Numerous local businesses will benefit from**

the approximately \$39,000,000 development (\$28,000,000 in direct construction costs).

- The Chocolate Factory will provide for approximately 50-100 permanent jobs after project stabilization.

IV. The Chocolate Factory Development Plan

Chocolate Factory LLC is under agreement to purchase the ADM Cocoa Factory, located at 150 Oakland Street in Mansfield, Massachusetts for the purpose of developing the property into (approximately) one hundred and thirty (130) market-rate loft apartments, commercial and retail space and ‘low-impact’ industrial use.

Purchase price for buildings and the land (14.2+ acres) is **\$3,100,000**.

The Developer will arrange for full project financing and provide design, construction, marketing and management services to develop the project.

Full project costs (acquisition, hard, soft and financing) are approximately **\$37,000,000**.



The Chocolate Factory: ‘Home Sweet Home’

The following financial components will constitute full project financing for the Chocolate Factory: investor/developer equity; construction and permanent (loan) financing; Federal and MA State Historic Tax Credits, and Transit-oriented development financial incentives as available to the project.

The financing and pre-development activities will require *at least nine (9) months to complete*.

Pre-development activities:

- 1) Obtain full commercial financing of approximately **\$21MM+**.
- 2) Obtain Federal and MA State Historic Tax Credits worth approximately **\$12MM**.
- 3) Coordinate all permitting and approvals, financing, design, economic incentives, construction, marketing and management activities.
- 4) Obtain other economic incentives available to project.

V. Pre-Development Budget

Pre-Development Budget/The Chocolate Factory		
Item	Cost	Notes
Third Party Reports & Processing:	\$150,000	Appraisal, Market Study, Phase I Construction Cost Review, and Plans and

Specs Review, Environmental.

Historic Consultant	\$40,000	Based on cost to prepare Part I and Part II MHC application and placing property on the National Register of Historic Places.
Marketing Planning/Website	\$30,000	Pre-Development marketing and planning.
Development & Operations	\$100,000	Overall oversight and coordination/development/approvals and Permitting.
Design & Engineering	\$150,000	Architectural design and civil, structural, environmental and MEP for financing and permitting.
Building Permit(s)	425,000	Town of Mansfield/\$15.00 per \$1,000 construction costs.
Legal	\$50,000	Contract and Closing.
Accounting	\$35,000	Organizational and HTC's, etc.
Acquisition; Pre-Construction and Contingency	\$475,000	Purchase & Sale

TOTAL PRE-DEVELOPMENT BUDGET \$1,500,000

VI. Financial Assumptions

Chocolate Factory LLC will obtain full project financing through a commercial loan for market-rate multifamily housing. The Developer has made initial financial assumptions based on early-stage assessment of local rental and commercial markets (income), an estimate of acquisition, hard construction, financing and administrative costs of developing the project.

Chocolate Factory LLC makes the following financial assumptions:

1. Total project costs are approximately \$175.00/square foot (including acquisition)
2. Hard construction costs are approximately \$135.00/square foot
3. Loan amount of approximately \$20,675,000
4. Equity required is approximately \$4,000,000+

	TOTAL PROJECT COSTS	\$ 175.43	\$ 37,015,000	\$ 175.43
	TOTAL HARD CONSTRUCTION COSTS	\$ 133.74		
Sources & Uses				
Sources				
<i>Commercial Loan</i>		55.86%	\$20,675,000	\$ 97.99
<i>Federal HTC</i>		18.00%	\$6,662,700	\$ 31.58
<i>MA State Historic Tax Credit</i>		15.30%	\$5,663,295	\$ 26.84
<i>Other Economic Incentives</i>		0.00%	\$0	
<i>Sub-Total</i>			\$33,000,995	\$ 156.40
<i>Equity Required</i>		10.84%	\$4,014,005	\$ 19.02
TOTAL SOURCES			\$37,015,000	\$ 175.43

Detail from Chocolate Factory Project Costs Pro-Forma

I. Development Team

Russell G. Barnaby is a real estate developer and Managing Partner of the Chocolate Factory LLC. Mr. Barnaby with more than 25 years of progressive experience in real estate acquisition and development working for innovative companies such as Boston Capital Ventures, Conservation Tourism, Ltd., Grabowski and Poort N.V. and State Financial Services. As an entrepreneur, he specialized in turn around and start-up ventures such as Wiltshire Holdings LLC, Simplicity International, Ltd. And Nature Capital Ltd., Mr. Barnaby has extensive experience in financial oversight and reporting; fundraising equity and debt capital for development and corporate expansion; investor relations; operations and strategic planning. He has achieved success at the highest levels of management and ownership in competitive enterprises.



Corre Corre Bay Resort, St. Eustatius, W.I.

Bob Palmer is Partner in the Chocolate Factory LLC an inspired media and marketing professional with twenty years of real estate development experience, real estate investment, development, and design and asset management. Mr. Palmer is a property owner in several communities, including Taunton, MA. He brings understanding of permitting and approvals processes in the local community. His professional skills include all facets of the holistic marketing concept, from design and conception to branding and implementing strategic plans. Palmer has demonstrated success the development of high-end residential projects, restaurants and night clubs. He continues to combine development and marketing competencies in adaptive re-use projects, creating and communicating value to targeted audiences through traditional and emerging Medias.



Strathmore Building, Brockton, MA

BKA Architects, Inc. was founded in 1974 when president and founder, Barry Koretz launched the company in his hometown of Brockton, Massachusetts. Since then, the firm has grown into a vibrant, award-winning firm with over 40 young professionals working in a contemporary space. The firm’s success is the product of a commitment to business diversity. The BKA portfolio has always been expansive. From the beginning, BKA sought experience in several market sectors and continue to work with a wide range of clients. The company remains committed to increasing our market share by investing in our knowledgebase. As the architectural profession leads the world to greener pastures, BKA recognizes the opportunities available to firms on the fast track of sustainable architecture.

Tocci Building Companies, headquartered in Woburn, MA, has been constructing buildings throughout the Northeast for nearly a century. Our experience informs our three core offerings for clients within the built environment. Our innovative process delivers value for clients, regardless of service or delivery method. Since starting 1922, we’ve learned a thing or two about construction technology, delivery methods, and the expectations of other key stakeholders — owners, architects, and subcontractors. Regardless of delivery method, Tocci consistently delivers projects using Virtual Design and Construction (VDC).

In 2008, Tocci built the first IPD project in the Northeast; since then, we've developed more IPD expertise and experience than any builder in the Northeast. IPD is a new contract form and design/construction process that enables all parties to work together in the spirit of cooperation, collaboration and mutual respect for the benefit of the project. Opportunities to succeed are directly tied to the performance of other project participants through shared risk and reward. A key feature of IPD is early and ongoing collaboration by everyone on the extended design team – both in person and by using the digital model. Although members work together collaboratively, each is an independent contractor, individually responsible for directing and managing its own work within its area of responsibility and expertise.



Capital Cove, Johnson & Wales University, Providence, RI

Epsilon Associates' historic preservation team are respected and trusted professionals in the historic preservation field. Having all previously worked at the Massachusetts Historical Commission/State historic Preservation Office, Epsilon's senior level historic preservation staff have a unique understanding of preservation standards, regulatory requirements, and agency expectations.

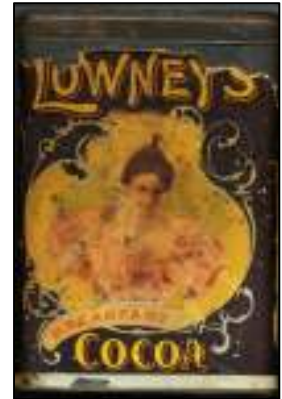
We provide clients with the insight and guidance needed to secure project approvals and clearances from local, state, and federal agencies; including State Historic Preservation Offices; the National Park Service; and local historic district commissions. We work closely with project proponents and their team members, including attorneys, architects, engineers, and designers to provide strategic regulatory advice to ensure thorough and prompt approvals for a diverse mix of real estate and infrastructure projects involving historic resources



*Epsilon Associates: Salem Jail Complex
Before and After*

HallKeen Real Estate Services and Investment is a diversified real estate company based in Norwood, Massachusetts. Our prime focus is the acquisition, development and management of affordable, conventional, and mixed income housing; we also provide a broad range of commercial management services to our clients and the properties we own. HallKeen's management skills are at the core of our business. In early 1991 three leading Boston area real estate professionals, Mr. John Hall, the late Mr. Robert Kuehn and Mr. Denison Hall formed a joint venture to acquire McNeil Management Inc., a company with over 20 years of experience managing affordable housing. HallKeen built upon the McNeil base in the 1990's and has now established a strong reputation for effectively managing and responsibly owning affordable housing and commercial real estate.

Jeffrey P. Sanders is an attorney at the Percy Law Group in Taunton, Massachusetts. Mr. Sanders was born in Worcester, Massachusetts. He is married to Lynn, has two children William and Teddy, and resides in Mattapoisett, Massachusetts. He is a graduate of the University of Maryland and a cum laude graduate of Suffolk University Law School. His practice focuses on real estate and business matters of all varieties and levels of complexity. Prior to law school, Mr. Sanders completed an internship with the White House Internship Program working in the Office of the Vice President of the United States. Mr. Sanders is on the Board of Directors of the South Coast Business Alliance, the Treasurer of the New Bedford Half Marathon Race Committee and Secretary of the New Bedford Port Society. Mr. Sanders is also a member of the South Coast Chapter of BNI, the Friendly Sons of St. Patrick of New Bedford and the New Bedford Chamber of Commerce.



Lowney's Cocoa (1910)

Mr. Sanders' areas of practice include real estate law, business & commercial law, banking & finance law, business corporate counsel, construction law, estate planning and probate of estates.